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Director

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**REGULAR MEETING OF  
MARCH 26, 2019  
IN THE ERMA L. HENDERSON AUDITORIUM  
ON THE 13TH FLOOR**

**DOCKET**

- I. OPENING:**
  - A. CALL TO ORDER.....9:00 A.M.**
  - B. ROLL CALL.....**
- II. PROCEDURAL MATTERS**
- III. MINUTES:**
  - A. APPROVAL OF MINUTES: MARCH 19, 2019**
- IV. COMMUNICATIONS:**
- V. MISCELLANEOUS BUSINESS:**
- VI. PUBLIC HEARINGS:**

**9:15 a.m. CASE NO.: 2-19**

**APPLICANT: JASSIM ERZOUKI**

**LOCATION: 5604, 5610 & 5614 Florida Between: McGraw and Wagner in a R2 Zone (Two-Family Residential District) - Council District #6**

**LEGAL DESCRIPTION OF PROPERTY: E FLORIDA N 22.14 FT 206 SEYMOUR & TROESTERS MICHIGAN AVE SUB L28 P86 PLATS, W C R 18/346 22.14 X 90; E FLORIDA 205 SEYMOUR & TROESTERS MICHIGAN AVE SUB L28 P86 PLATS, W C R 18/346 30 X 90; E FLORIDA 204 SEYMOUR & TROESTERS MICHIGAN AVE SUB L28 P86 PLATS, W C R 18/346 30 X 90**

**PROPOSAL: Jassim Erzouki request permission to demolish an existing non-conforming 2,000 square foot Retail Store use with SDD to construct new 4,035 square foot expanded and intensified non-conforming Retail Store with SDD and accessory parking in a R2 (Two-Density Residential District). This case is appealed because of a public hearing at the Board of Zoning Appeals shall be required in any instance that involves the expansion or intensification of a nonconforming use, subject to the provisions of Sec. 61-15-17 of this Code. (Sections Sec. 61-15-16 (#1, 2 & 4) Expansion or intensification of nonconforming uses and 61-15-17 Required Findings). AP**

**\*This Meeting is open to all members of the public under Michigan’s Open Meetings Act\***

10:00 a.m. **CASE NO.:** 4-19 (BSEED 66-18)  
**APPLICANT:** JOSE JESUS LOPEZ  
**LOCATION:** 2505, 2511, 2517, 2523, 2529 & 2535 Green St Between: Pitt and Vernor in a R2 Zone (Two-Family Residential District) - Council District #6  
**LEGAL DESCRIPTION OF PROPERTY:** Available Upon Request  
**PROPOSAL:** Jose Jesus Lopez request to establish an Accessory Parking lot to serve an existing Banquet Hall located on a 24,353 square foot site approved in Buildings Safety Environmental Department Case No. 66-18 in an R2 (TWO-FAMILY RESIDENTIAL DISTRICT). The Board of Zoning Appeals shall be authorized to hear dimensional variance requests for matters that are beyond the scope of Buildings and Safety Engineering Department ten percent (10%) administrative adjustments for a variance of the minimum setbacks, for a variance of the loading space provisions of ARTICLE XIV, DIVISION 1, Subdivision D of this Chapter and for a variance of various developmental standards and use regulation requirements; the proposed lot exceed 8,500 sq. ft. in size – 24,353 proposed. (Sections 61-4-92(1, 2 &3) Other Variances, Variance of Use Regulation, Development Standard, 61-4-91(6) General Dimensional Standard and 61-4-81 Approval Criteria).AP

10:45 a.m. **CASE NO.:** 06-17 (aka BSEED 58-16) – Rehearing granted January 22, 2019  
**APPLICANT:** KUSH BROTHERS, LLC / DAKOTA KLEINER  
**LOCATION:** 15500 E. Eight Mile Rd Between: Crusade Ave. and Brock Ave. in a B4 zone (General Business District) – Council District #3  
**LEGAL DESCRIPTION OF PROPERTY:** LOTS 303-308, DRENNAN & SELDONS REGENTS PARK SUBDIVISION NO. 1, LIBER 55, PAGE 88, PLATS, W.C.R 120 X 100 (PIN28046-7, 21028048, 21028049, 2128050, 21028051)  
**PROPOSAL:** Kush Brother, LLC / Dakota Kleiner requests a Variance of Spacing/ Locational Regulation TO establish a Medical Marijuana Caregiver Center (MMCC) in an existing approximate 3,600 square foot building which was APPROVED conditionally in (BSEED 58-16) in a B4 zone (General Business District). This case is appealed because the Buildings, Safety Engineering, and Environmental Department shall not approve any request under this Chapter for a medical marijuana caregiver center; One thousand (1,000) radial feet from any zoning lot occupied by a Controlled Use (other than arcade) or a Religious Institution. The proposed use is within 1,000 radial feet of one (1) Controlled Use (J’s Liquor Shop) located at 15260 E. Eight Mile Rd. – 765’ away. Also, the Board of Zoning Appeals may modify any spacing or locational regulation, also known as a locational variance, in Sec. 61-12-87 of this Code. (Sections 61-3-354 Conditional Uses; Procedures; Waivers; Public Nuisance, 61-12-92 Other uses-Spacing, 61-12-87 SPC (Spacing), 61-4-92(3) Other Variances, Variance of Spacing/Locational Regulation, 61-12-95 Waiver of General Spacing Requirements and 61-4-81 Approval Criteria).AP

11:30 a.m. **CASE NO.:** 57-18 (aka BSEED 66-16) – Rehearing Granted  
February 5, 2019

**APPLICANT:** MAHER LAZER / DALTON BROWN

**LOCATION:** 16060 E. Eight Mile Rd. Between: Redmond St and  
Boulder St in a B4 Zone (General Business District) –  
Council District#3

**LEGAL DESCRIPTION OF PROPERTY:** S EIGHT MILE RD E 14&15  
PATERSON BROS & COS RIDGEMONT GARDENS SUB  
L60 P3 PLATS, W C R 21/943 40 X 100

**PROPOSAL:** Maher Lazer / Dalton Brown requests a Variance of Spacing / Locational Regulation TO establish a medical marihuana caregiver center in an existing 1,380 square foot unit of an existing two-unit 2,760 square foot building in a B4 zone (General Business District). This case is appealed because the Buildings, Safety Engineering, and Environmental Department shall not approve any request under this Chapter for a medical marihuana caregiver center: One thousand (1,000) radial feet from any zoning lot occupied by a Controlled Use or a Religious Institution. The proposed location is within 1,000 radial feet of two (2) Controlled Uses; Handy Spot Liquor & Food located at 15900 E. Eight Mile Rd. – 373’ feet away and Royalty Foods located at 16086 E. Eight Mile – 82’ feet away. Also, the Board of Zoning Appeals may modify any spacing or locational regulation, also known as a locational variance, in Sec. 61-12-87 of this Code. (Sections 61-3-354 Conditional Uses; Procedures; Waivers; Public Nuisance, 61-12-92 Other uses-Spacing, 61-12-87 SPC (Spacing), 61-4-92(3) Other Variances, Variance of Spacing/Locational Regulation, 61-12-95 Waiver of General Spacing Requirements and 61-4-81 Approval Criteria).AP

**VII. PUBLIC COMMENT / NEW BUSINESS**

Next Hearing Date: April 2, 2019

**VIII. ADVISEMENTS / OLD BUSINESS**

**IX. MEETING ADJOURNED**

With advance notice of seven calendar days, the City of Detroit will provide interpreter services at public meetings, including language translation and reasonable ADA accommodations. Please contact the Civil Rights, Inclusion and Opportunity Department at [\(313\) 224-4950](tel:3132244950), through the TTY number 711, or email at [crio@detroitmi.gov](mailto:crio@detroitmi.gov) to schedule these services.